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RESIDENTIAL CONSTRUCTION COSTS



SIX-ROOM FRAME HOUSE

Content: 24,288 cubic feet
1,650 square feet

DESCRIPTIVE SPECIFICATIONS STANDARD FRAME HOUSE

GENERAL CONDITIONS

Materials, Labor, Appliances. Unless otherwise specified herein, the contractor shall provide and pay for all materials, labor, water, tools, equipment, permits, light and power necessary for the completion of the Wenzlick standard six-room frame house. Unless otherwise specified, all materials shall be sound, new and of good quality and all work shall be done in a skillful and workmanlike manner.

PREPARATION OF SITE AND EXCAVATION

The contractor shall clear the site of all trees, brush, etc., which come within the area of the proposed building. He shall carefully remove and stack on the plot the top soil for making the lawn.

Excavation shall be of sufficient area and depth to accommodate the building indicated; foundation walls shall be carefully backfilled. Any surplus material not required to grade the plot as designated by plans shall be removed from the premises. Any shortage of materials shall be furnished by the contractor.

Rock excavation is not included in this contract. The contractor will be paid an additional price per cubic foot for rock removal as specified in his bid.

Pumping of other than surface water is not included in the contract price. If spring or other sub-surface water is encountered, the contractor will be paid an additional price per day for keeping the excavation free at the price quoted in his bid or agreed upon between the contractor and the owner.

CONCRETE FOOTINGS AND FOUNDATIONS

Footings and foundation walls shall be installed to dimensions indicated on the plans. The mixture shall be one (1) part Portland Cement, three (3) parts clean sharp sand, five (5) parts broken stone, trap-rock, gravel or other suitable clean coarse aggregate, graded in size to pass

through a 2-inch screen, adequately mixed with a sufficient amount of clean water in a mechanical batch mixer, placed in the forms within one-half hour thereafter. Substantial and tight forms shall be built on both inner and outer surface foundations of the walls. No part of excavated material shall be used as a form.

FINISHED CEMENT WORK

The under-course shall be poured over a well tamped 3-inch cinder bed and shall be composed of concrete as specified above, laid level to a thickness of not less than 2-1/2 inches. A finish coat of one (1) part Portland Cement and three (3) parts clean sharp sand shall be applied to a thickness of not less than one (1) inch on top of all concrete under-courses, finished smooth and leveled under a steel trowel. Concrete fill shall be provided for tile floors in the bathroom and lavatory. Front and rear entrance slabs to be 4-inch concrete mixed and finished as specified above.

BRICKWORK AND MASONRY ITEMS

The contractor shall provide all brick work, as specified on the plans, comprising a chimney, as indicated, flues lined with terracotta of proper dimensions, fireplace opening lined with fire brick, equipped with cast-iron throat, and damper and steel smoke chamber. Cast-iron ash dump and clean-out doors provided as indicated.

Common brick shall be laid in running bond with each fifth course a header course, and laid in cement mortar composed of one (1) part bulk lime, three (3) parts clean sharp sand to which may be added 10 per cent hydrated lime. Chimney exposed above the roof shall be laid with face brick. A chimney cap shall be provided as indicated on plans. Mantel shall be of venetian red mantel brick.

LATHING, PLASTERING AND STUCCO

Exterior gable ends (see plans) shall be stuccoed with two-coat work, stucco placed on heavy-gauge expanded metal lath, applied securely to the sheathing and nailed every 12 inches. Both coats of stucco shall be one (1) part Portland Cement and two (2) parts clean sand. The finishing coat shall be textured as directed.

Where tiled walls occur in the bathroom and lavatory, the contractor shall cover with metal lath and cement mortar scratch.

Contractor shall provide for three-coat plastering over rock lath (or expanded metal lath) secured to studs (or joints) at each intersection with blued lath nail, corner beads provided for all exterior angles. The scratch coat shall be one (1) part lime putty to two (2) parts sand, with proper proportions of fiber and sand added. The brown coat shall be one (1) part lime putty to three (3) parts sand. The finished coat shall be one (1) part dry gauged plaster to two (2) parts dry hydrated lime. First grade workmanship is required in the application of each plaster coat. No cornice or other ornamental plaster work is contemplated under this contract.

INSULATION

Four inches of loose insulating material, rock wool or equal, shall cover entire area of second floor ceiling. All exterior walls shall have 4 inches of insulation material. If quilt or bat type is used, it shall be not less than 4

inches thick. Loose fill material, if used, shall be supported vertically every 2 feet and sections so formed between studs packed with sufficient material to insure installation in accordance with manufacturer's instructions. The contractor shall submit for approval both type and trade name of proposed material.

TILING

This specification provides for tiling bathroom and lavatory. Floors shall be prepared by the carpenter and mason, and walls by plaster contractor as specified above. The tile setter shall furnish and install four and a quarter by four and a quarter glazed commercial-grade wall tile with approved caps, cove bases, angles, finials, etc., color to be selected by owner. Tile installed to a height of 3 feet 6 inches and to ceiling around bath tub. Bathroom and lavatory floors shall be 1-inch or 2-inch hexagonal white ceramic tile.

The contractor shall furnish all setting materials and on completion leave the entire work properly grouted and cleaned.

ROUGH CARPENTRY AND FRAMING MATERIAL

Rough carpentry and framing material shall be the best grade provided in local practice. It may be yellow pine, white pine, fir or hemlock. All material shall be of sizes indicated, with allowance for milling.

Floor Joists	2 in. x 10 in. - spaced 16 in. c to c
Ceiling Joists	2 in. x 6 in. - spaced 16 in. c to c
Roof Rafters	2 in. x 6 in. - spaced 16 in. c to c
Studding in exterior walls and interior partitions	2 in. x 4 in. - spaced 16 in. c to c

One line of cross bridging shall be provided for each floor span exceeding 10 feet. Framing shall be in accordance with best practice, using box method for constructing the first floor and platform method above. The entire structure shall be braced and trussed where necessary and securely nailed as required by best practice.

UNDERFLOORING AND SHEATHING

Sheathing on roof and exterior walls and all sub-flooring shall be provided as indicated. Material shall be No. 2, dressed and not over 6 inches wide, laid diagonally for floors and exterior walls and each intersection well secured by two 6d nails.

SIDING AND ROOFING

Exterior walls shall be three quarter by ten-inch redwood siding, cut, fitted and placed with 8 inches exposed to the weather. Roof shall be asphalt 3-in-1 shingles weighing not less than 210 lbs. per square.

PAPER AND FELT

Before placing siding, all exterior sheathing surface shall be covered with one course of approved waterproof building felt, weighing no less than 15 lbs. per square. This material shall be well nailed and lapped not less than 2

inches at all edges, applied in double thickness around all windows and door openings.

Before placing asphalt shingles, the entire roof sheathing shall be covered with waterproof roofing felt weighing not less than 15 lbs. per square. This roof felt shall be well nailed and lapped not less than 2 inches at all edges.

Before placing the finished flooring, all sub-flooring shall be covered with one course of building paper.

FLASHING - SHEET METAL WORK

all securely supported by approved hangers and straps.

Provide and install 16-ounce copper flashing for valleys and angles, chimney counter and step flashed. Provide gutters and downspouts (see plans) of 16 ounces copper with necessary fittings,

MILLWORK - WINDOW FRAMES AND SASH

shall be 1-3/8 inches thick, check-rail type. Exterior door frames shall be 2-inch clear pine rabbeted to receive 1-3/4-inch stock doors.

Stock window frames and sash shall be provided of the sizes shown on the plans. These shall be double-hung type as indicated and sash shall be glazed with single-strength clear glass. The sash

MILLWORK - INTERIOR

of yellow pine of the best quality and of approved design as carried in local stock. Exterior doors shall be clear pine 1-3/4 inches thick of the size shown on the plans as selected from local catalog stock. Interior doors shall be of clear pine, six panel colonial design 1-3/8 inches thick of the size indicated on the plans selected from local catalog stock.

All stock trim necessary to complete the various parts of the work indicated shall be provided. All casings, base, trim, stools and moulding shall be

FINISHED FLOORS

the bath and lavatory. Flooring shall be laid tight and even and nailed every 16 inches. All oak flooring shall be scraped or sanded and completed ready for the painters.

Finished floors shall be of clear select red oak 2-1/4 inches x 13/16 inches, to be placed over all floor areas on the first and second floors, except

BUILT-IN CABINETS

Built-in kitchen cabinets shall be provided as indicated on the plans.

BASEMENT STAIRS

pine.

Basement stairs shall be finished and erected as indicated on the plans. These stairways including stringers, treads and rail shall be of No. 1 yellow

FINISHED STAIRS

Risers shall be of pine B or better, 3/4 x 7 1/2 inches x 3 feet 6 inches; treads of red

Stairs from first to second floor shall be furnished and erected as indicated on the plans properly supported on 2-inch x 8-inch carriages and blocking.

or white oak, 11½ inches x 1-1/8 inches x 3 feet 6 inches. The rail shall be 2-1/4 inches x 2-3/8 inches. Rail, volute and easing shall be of birch or oak. Balusters with tapered turned necking shall be of birch or pine. The stair-railing shall be of colonial design, all as selected from local catalog stock.

PAINTING

Immediately upon completion of all exterior and interior woodwork the painter shall apply a priming coat consisting of white lead, pure linseed oil and turpentine in the proportions considered best in local practice. Upon completion of the priming coat, all nail holes and other imperfections in the work shall be stopped and filled with white lead putty. Before priming, knots and shakes shall be stopped with one coat of pure orange shellac. Second and third coats shall be mixed and applied in the color selected. Painters may mix at the job all white lead and oil paint in the proportions customary in the locality, using paste, white lead, pure linseed oil, turpentine and dryer, mixed in such proportions as to weigh not less than 15 lbs. per gallon. Painter may use the best qualities of approved ready-mixed paints. Each can must bear the formula of its contents. Materials shall be used direct from this original package and in accordance with the manufacturer's directions. (This contract does not contemplate the painting or decoration of plastered walls and ceilings.) Painter shall oil-stain oak floors in shade selected and fill with an approved paste filler. Floors shall then be finished with three coats of white shellac.

PLUMBING

This specification contemplates a complete plumbing, drainage and water-supply system for one bathroom, one kitchen and one lavatory.

Sewer Line, Vents and Drainage. House sewer line of four inches shall be carried to a point 50 feet beyond foundation walls. Septic tank, drainage field, a connection to public sewer or municipal permits as may be required by local custom are not included. Vent and drainage system shall be installed and tested in accordance with best local practice, municipal code, or requirements of American Society of Sanitary Engineers. All joints shall be filled with oakum and poured lead and well calked. Two-inch vent and waste lines shall be of genuine galvanized wrought iron. Four-inch vitrified tile pipe shall be continued beyond the foundation walls for 50 feet and the joints securely set with cement mortar. Plumber shall excavate and backfill all pipe trenches.

Water Supply. A pipe shall be continued 50 feet beyond the foundation walls in separate trench. This shall be laid using 3/4-inch copper water tubing with sweat-joint fittings. One-half inch copper tubing with sweat-joint pipe and fitting shall be installed for hot and cold water supply and connected with all plumbing fixtures and boiler. (Water closets and boiler shall be provided with cold-water supply only.) All pipe and fitting shall be installed in accordance with manufacturers' instructions.

Fixtures. There shall be furnished and installed to the rough connections here provided fixtures of quality equal to those specified in the following list: (The following list covers items manufactured by the Independent Plumbing and Heating Company. Contractor is permitted to substitute any equal combination.)

60- inch Queen Sink #457

Two Knight Pedestal Lavatories 20 inches x 24 inches over all #224

Two Colonial Vitreous China toilets with white Ivoryette seat #344

One 60-inch bath tub #123

Hot Water Supply. A domestic heater is not provided under these specifications. It will be provided under separate order on selection by the owner and cost of connecting and placing the device in operation shall be included under this original plumbing contract.

Alternates. If local building codes and practice do not permit the use of copper tubing and sweat-joint fittings for water supply, the contractor shall furnish genuine wrought-iron galvanized pipe in place thereof. However, where substitution is made, pipe one size larger than specified shall be provided.

HEATING PLANT

The purpose of this specification is to describe complete installation of the 1-pipe vacuum heating plant. All pipes shall be genuine wrought iron, installed in sizes, pitch and direction as indicated on the heating plans and instructions provided by the manufacturer furnishing the vacuum system accessories.

Radiation. Radiation furnished by this contract consists of a total of 260 square feet. The boiler shall be of capacity and design equal to Red Flash No. 1S5, American Radiator Company #W-2204, complete including insulating jackets, standard fittings and tools.

The contractor shall guarantee the heating plant to heat the entire first and second floors of the house to 70 degrees Fahrenheit when the outside temperature is at Zero Fahrenheit and wind velocity is not in excess of 30 miles per hour, with not less than a 6-hour firing period. This should be accomplished with not more than a 2-pound gauge pressure at the boiler, or with the vacuum at the height specified by the manufacturer of the vacuum system accessories. The plant shall be tested as required and left complete.

Covering - Pipe and Boiler Jacket. The boiler shall have standard insulated jacket as regularly furnished by manufacturer, lined with not less than 1-inch thickness of asbestos sheet insulation, and 4-inch asbestos fill shall be placed on floor within jacket. All exposed supply pipes in the cellar and within building walls shall be covered with approved 2-inch air-cel asbestos covering. All exposed covering shall be banded at the joints with brass strapping.

Painting. All exposed pipes in the basement as well as any exposed unfinished cast-iron parts of the boiler shall receive two coats of approved smoke-stack black. All radiators, and any exposed pipes above the first floor level shall be thoroughly cleaned and receive two coats of approved heat-resisting radiator paint in color selected.

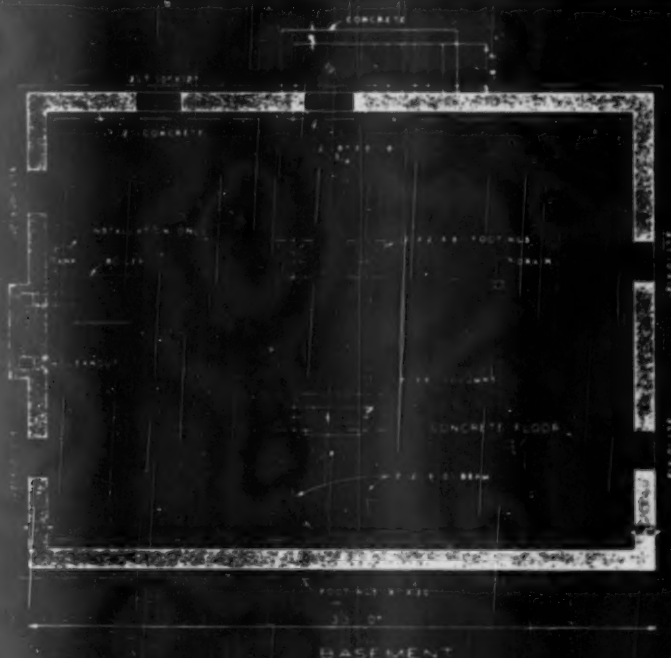
ELECTRIC WIRING

It is the purpose of this specification to describe a complete electrical installation. All material shall be of standard make and of quality and installed as required by the National Board of Fire Underwriters. All outlets shall

terminate in approved metal boxes. Switches shall be of toggle type. All outlets other than for lighting fixtures and switches shall be equipped with standard duplex connections. Wiring to outlets shall be of approved-size BX cable of sufficient size to carry the circuit load.

Each circuit shall be switched and fused and extended to a central panel board. This contractor shall terminate all circuits at an appropriate meter and fuse board.

Connection from meter panel to public service lines is not included in this contract, nor are electrical fixtures and appliances provided.



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FIVE-ROOM BRICK VENEER HOUSE

Content: 24,910 cubic feet

1,165 square feet

**DESCRIPTIVE SPECIFICATIONS
STANDARD BRICK VENEER BUNGALOW**

GENERAL CONDITIONS - Same as 6-room frame house.

PREPARATION OF SITE AND EXCAVATION - Same as 6-room frame house.

CONCRETE FOOTINGS AND FOUNDATIONS - Same as 6-room frame house, with the following additions: Foundation walls to be 12-inch poured concrete.

FINISHED CEMENT WORK - Same as 6-room frame house.

BRICKWORK AND MASONRY ITEMS - The contractor shall provide all brickwork as specified in plans, comprising exterior veneer, a chimney, flues lined with terra cotta of proper dimensions, fireplace opening lined with firebrick equipped with cast iron throat and damper and steel smoke chamber. Cast iron ash dump and cleanout doors provided as indicated. Mantel is to be of venetian red mantel brick. Four-inch brick veneer is to be laid with weathered joints and with galvanized clips every seventh course. There is to be a one-inch air space between the brick veneer and the wood sheathing.

LATHING AND PLASTERING - Same as for 6-room frame house, except that there is no stucco.

INSULATION - Same as 6-room frame house (1st floor instead of 2nd floor ceiling).

TILING - This specification provides for tiling bathroom and kitchen. Floors shall be prepared by the carpenter and mason, and walls by plaster contractor as specified above. The tile setter shall furnish and install four and a quarter by four and a quarter glazed commercial-grade wall tile with approved caps, cove bases, angles, finials, etc., color to be selected by owner. Tile installed to a height of 3 feet 6 inches, to ceiling around tub in bathroom and to a height of 3 feet 6 inches in the kitchen.

ROUGH CARPENTRY AND FRAMING MATERIAL - Same as 6-room frame house.

PAPER AND FELT - Before laying veneer wall, all exterior sheathing surface shall be covered with one course of approved waterproof building felt, weighing no less than 15 lbs. per square. This material shall be well nailed and lapped not less than 2 inches at all edges, applied in double thickness around all windows and door openings.

Before laying the finished floor there shall be one thickness of 15 lb. waterproof roofing felt placed over the sub-flooring. This material shall be well nailed and lapped not less than 2 inches at all edges.

Before placing the finished flooring, all sub-flooring shall be covered with one course of building paper.

FLASHING AND SHEET METAL WORK - Same as 6-room frame house.

MILLWORK - WINDOW FRAMES AND SASH - Same as 6-room frame house.

MILLWORK - INTERIOR - Same as 6-room frame house.

FINISHED FLOORS Finished floors shall be of clear select red oak 2-1/4 inches x 13/16 inches, to be placed over all floor areas except the bath. Flooring shall be laid tight and even and nailed every 16 inches. All oak flooring shall be scraped or sanded and completed ready for the painters.

BUILT-IN KITCHEN CABINETS - Same as 6-room frame house.

BASEMENT STAIRS - Same as 6-room frame house.

FINISHED STAIRS - Same as 6-room frame house except no stair rail is required.

PAINTING - Same as 6-room frame house.

PLUMBING - This specification contemplates a complete plumbing, drainage and water-supply system for one bathroom and one kitchen.

Sewer Line, Vents and Drainage - Same as 6-room frame house.

Water Supply. A pipe shall be continued 50 feet beyond the foundation walls in separate trench. This shall be laid using 3/4-inch copper water tubing with sweat-joint fittings. One-half inch copper tubing with sweat-joint pipe and fitting shall be installed for hot and cold water supply and connected with all plumbing fixtures and boiler. (Water closet shall be provided with cold-water supply only.) All pipe and fitting shall be installed in accordance with manufacturers' instructions.

Fixtures. There shall be furnished and installed to the rough connections here provided fixtures of quality equal to those specified in the following list: (The following list covers items manufactured by the Independent Plumbing and Heating Company. Contractor is permitted to substitute any equal combination.)

(cont. on page 354)

BUILDING COSTS OF A FIVE ROOM BRICK HOUSE BUILT IN ST. LOUIS

Costs are grouped into four classifications of material, four of labor and three of overhead. A further breakdown of these groups is given in detail below. Columns of the table are numbered, and a brief description of the items included in each is given in the paragraphs below. Paragraphs are numbered to correspond with the columns described. Building material costs are indicated by the letter **M**; corresponding labor items, by the letter **L**. No labor items are shown in Column 10, Building Hardware, as they have already been included in Column 5, Millwork.

GROUP A
(1) Masonry: Cement, sand, gravel, quick lime, hydrated lime, hard wall plaster, face and common brick, fire brick, flue lining.
(2) Tile Work: 4-1/4 x 4-1/4 wall tile, ceramic floor tile, cap and base.

GROUP B
(3) Unfinished Lumber: Columns, beams, floor and ceiling joists, interior and exterior studs, rafters, bracing, etc.
(4) Finished Lumber: Sub-flooring, sheathing, finished floors, asphalt shingle roofing, roofing felt, shingles, etc.
(5) Millwork: Windows, doors, trim, kitchen cabinet, stairs.
(6) Heating: Heating plant, heating distribution, radiation.

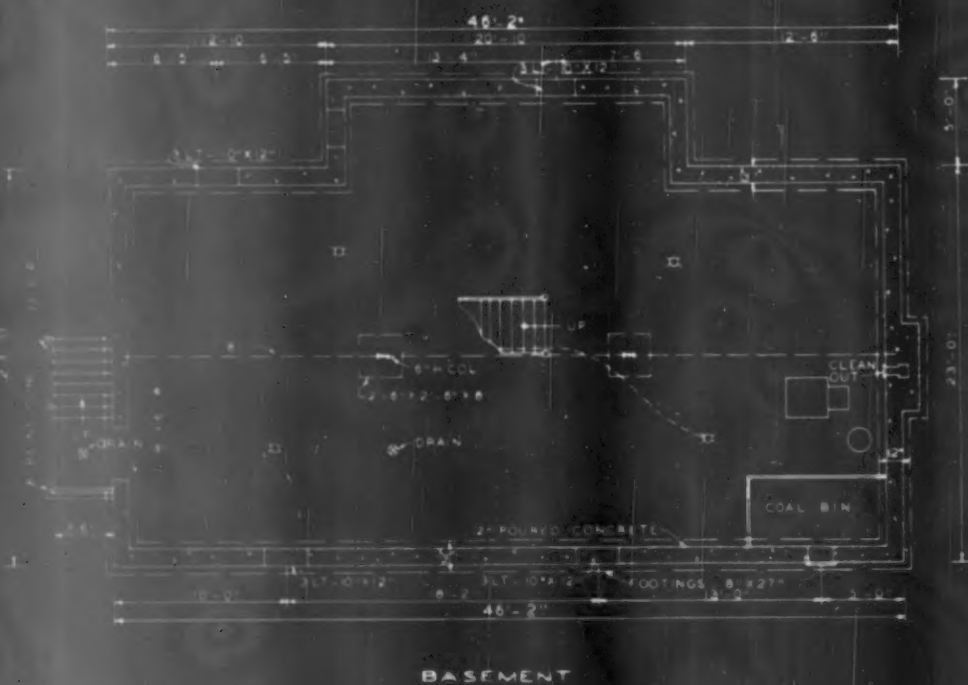
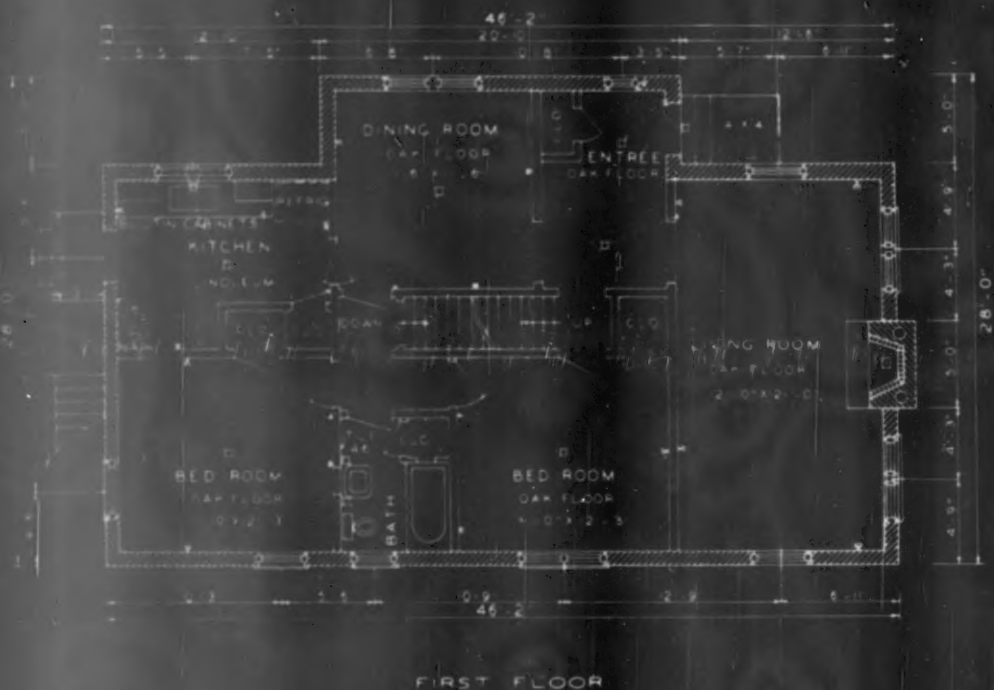
GROUP C
(7) Plumbing: Soil pipes and connections, stack, water pipe and connections, lead cahn and bathroom fixtures, water heater and tank to be furnished by others.
(8) Sheet Metal: Gals. iron (present) gutters, downspouts, flashing.
(9) Electrical Work: Main switch, BX cable, switch boxes, receptacles, transformer, etc. No fixtures included.
(10) Paints and Hardware: Common and wire nails, bolts, dumper, ash doors, finish hardware, etc.
(11) Painting: White lead, linseed oil, turpentine, varnish, shillie, filler.
(12) Miscellaneous: Latex, corner bead, insulation.

GROUP D
(13) Total overhead, profit and other costs. This item includes overhead and profit of subcontractors in plumbing, electrical work, heating, plumbing, electrical work and tile work, general contractor's profit and Missouri sales tax (now 2% on materials), old age and employer's insurance (Federal and State), liability and employees' compensation insurance, fire and tornado insurance, and completion bond.

TOTAL CONSTRUCTION COST

Year	GROUP A			GROUP B			GROUP C			GROUP D			E			TOTAL			Seq. R.		
	M	L		M	L		M	L		M	L		M	L		M	L		Costs	Costs	Costs
1915	397	577	15	5	280	58	5	272	57	9122	116	21	321	87	86	16	33	43	94	47	50
1916	397	577	15	5	280	58	5	272	57	9122	116	21	321	87	86	16	33	43	94	47	50
1917	397	577	15	5	280	58	5	272	57	9122	116	21	321	87	86	16	33	43	94	47	50
1918	397	577	15	5	280	58	5	272	57	9122	116	21	321	87	86	16	33	43	94	47	50
1919	397	577	15	5	280	58	5	272	57	9122	116	21	321	87	86	16	33	43	94	47	50
1920	397	577	15	5	280	58	5	272	57	9122	116	21	321	87	86	16	33	43	94	47	50
1921	397	577	15	5	280	58	5	272	57	9122	116	21	321	87	86	16	33	43	94	47	50
1922	397	577	15	5	280	58	5	272	57	9122	116	21	321	87	86	16	33	43	94	47	50
1923	397	577	15	5	280	58	5	272	57	9122	116	21	321	87	86	16	33	43	94	47	50
1924	397	577	15	5	280	58	5	272	57	9122	116	21	321	87	86	16	33	43	94	47	50
1925	397	577	15	5	280	58	5	272	57	9122	116	21	321	87	86	16	33	43	94	47	50
1926	397	577	15	5	280	58	5	272	57	9122	116	21	321	87	86	16	33	43	94	47	50
1927	397	577	15	5	280	58	5	272	57	9122	116	21	321	87	86	16	33	43	94	47	50
1928	397	577	15	5	280	58	5	272	57	9122	116	21	321	87	86	16	33	43	94	47	50
1929	397	577	15	5	280	58	5	272	57	9122	116	21	321	87	86	16	33	43	94	47	50
1930	397	577	15	5	280	58	5	272	57	9122	116	21	321	87	86	16	33	43	94	47	50
1931	397	577	15	5	280	58	5	272	57	9122	116	21	321	87	86	16	33	43	94	47	50
1932	397	577	15	5	280	58	5	272	57	9122	116	21	321	87	86	16	33	43	94	47	50
1933	397	577	15	5	280	58	5	272	57	9122	116	21	321	87	86	16	33	43	94	47	50
1934	397	577	15	5	280	58	5	272	57	9122	116	21	321	87	86	16	33	43	94	47	50
1935	397	577	15	5	280	58	5	272	57	9122	116	21	321	87	86	16	33	43	94	47	50
1936	397	577	15	5	280	58	5	272	57	9122	116	21	321	87	86	16	33	43	94	47	50
1937	397	577	15	5	280	58	5	272	57	9122	116	21	321	87	86	16	33	43	94	47	50
1938	397	577	15	5	280	58	5	272	57	9122	116	21	321	87	86	16	33	43	94	47	50
1939	397	577	15	5	280	58	5	272	57	9122	116	21	321	87	86	16	33	43	94	47	50
1940	397	577	15	5	280	58	5	272	57	9122	116	21	321	87	86	16	33	43	94	47	50
1941	397	577	15	5	280	58	5	272	57	9122	116	21	321	87	86	16	33	43	94	47	50
1942	397	577	15	5	280	58	5	272	57	9122	116	21	321	87	86	16	33	43	94	47	50
1943	397	577	15	5	280	58	5	272	57	9122	116	21	321	87	86	16	33	43	94	47	50
1944	397	577	15	5	280	58	5	272	57	9122	116	21	321	87	86	16	33	43	94	47	50
1945	397	577	15	5	280	58	5	272	57	9122	116	21	321	87	86	16	33	43	94	47	50
1946	397	577	15	5	280	58	5	272	57	9122	116	21	321	87	86	16	33	43	94	47	50
1947	397	577	15	5	280	58	5	272	57	9122	116	21	321	87	86	16	33	43	94	47	50
1948	397	577	15	5	280	58	5	272	57	9122	116	21	321	87	86	16	33	43	94	47	50
1949	397	577	15	5	280	58	5	272	57	9122	116	21	321	87	86	16	33	43	94	47	50
1950	397	577	15	5	280	58	5	272	57	9122	116	21	321	87	86	16	33	43	94	47	50

Ja 1941	621	908	114	108	303	176	450	147	488	142	218	56	210	132	60	23	28	45	73	53	52	153	76	2670	1976	1250	6198	34.9	8.32
Ap 1941	591	974	126	108	480	176	413	147	481	142	218	56	210	132	60	23	28	45	75	53	102	153	79	2894	1981	1192	6071	34.9	8.32
Ja 1942	601	1012	126	108	560	202	449	185	505	164	219	90	210	132	60	23	28	45	75	53	102	153	79	3104	2009	1236	6449	34.9	8.34
O 1941	611	1095	126	108	629	219	439	183	507	178	219	90	230	143	87	36	33	56	85	55	102	160	79	3186	2201	1342	6829	37.4	8.86
Ja 1942	613	1113	138	108	538	224	431	185	507	178	219	90	241	144	58	36	49	94	84	56	114	172	80	3108	2228	1340	6774	37.2	8.82
Ap 1942	640	1113	138	108	541	224	451	185	525	178	219	90	255	144	58	36	51	94	84	58	114	171	80	3171	2238	1344	6848	37.5	8.88
Ja 1943	640	1113	138	108	542	227	449	187	525	178	219	90	255	159	53	38	51	94	84	58	114	171	79	3165	2251	1355	6877	37.6	8.90
O 1942	640	1081	128	108	539	201	457	187	525	160	218	90	255	134	53	38	51	94	84	58	102	171	74	3199	2184	1359	6822	36.6	8.90
Ja 1943	640	1081	119	108	539	201	457	187	525	160	229	90	258	134	53	38	51	94	84	58	102	187	74	3158	2164	1399	6621	36.6	8.90
Ap 1943	640	1081	119	108	539	201	457	187	525	160	229	90	258	134	53	38	51	94	84	58	102	187	74	3155	2164	1398	6617	36.6	8.90
Ja 1944	640	981	119	125	539	184	457	151	525	143	227	90	258	134	53	38	51	94	84	58	102	187	74	3158	2051	1273	6480	36.6	8.90
O 1943	640	981	119	125	539	184	457	151	525	143	227	90	258	134	53	38	51	94	84	58	102	179	74	3338	2014	1282	6634	36.6	8.90
Ja 1944	640	981	138	125	638	184	489	151	529	143	228	90	258	134	53	34	51	94	84	58	102	179	74	3413	2014	1300	6727	37.0	8.77
Ap 1944	640	981	138	125	638	184	489	151	529	143	228	90	258	134	53	34	51	94	84	58	102	179	74	3413	2014	1300	6727	37.0	8.77
Ja 1945	673	1117	138	125	659	206	621	169	607	161	236	94	250	132	53	34	51	94	84	58	102	179	74	3471	2014	1300	6793	37.3	8.84
Ap 1945	673	1117	138	125	659	206	621	169	607	161	236	94	250	132	53	34	51	94	84	58	102	179	74	3471	2014	1300	6793	37.3	8.84
Ja 1946	673	1117	138	125	659	206	621	169	607	161	236	94	250	132	53	34	51	94	84	58	102	179	74	3471	2014	1300	6793	37.3	8.84
O 1946	673	1117	138	125	659	206	621	169	607	161	236	94	250	132	53	34	51	94	84	58	102	179	74	3471	2014	1300	6793	37.3	8.84
Ja 1947	749	1530	139	142	850	317	825	281	607	250	220	56	298	209	53	34	51	79	94	58	102	186	66	3508	2197	1247	7012	39.1	8.91
Ap 1947	749	1530	139	142	850	317	825	281	607	250	220	56	298	209	53	34	51	79	94	58	102	186	66	3508	2197	1247	7012	39.1	8.91
Ja 1948	749	1530	139	142	850	317	825	281	607	250	220	56	298	209	53	34	51	79	94	58	102	186	66	3508	2197	1247	7012	39.1	8.91
O 1948	749	1530	139	142	850	317	825	281	607	250	220	56	298	209	53	34	51	79	94	58	102	186	66	3508	2197	1247	7012	39.1	8.91
Ja 1949	749	1530	139	142	850	317	825	281	607	250	220	56	298	209	53	34	51	79	94	58	102	186	66	3508	2197	1247	7012	39.1	8.91
Ap 1949	749	1530	139	142	850	317	825	281	607	250	220	56	298	209	53	34	51	79	94	58	102	186	66	3508	2197	1247	7012	39.1	8.91
Ja 1950	749	1530	139	142	850	317	825	281	607	250	220	56	298	209	53	34	51	79	94	58	102	186	66	3508	2197	1247	7012	39.1	8.91
O 1949	749	1530	139	142	850	317	825	281	607	250	220	56	298	209	53	34	51	79	94	58	102	186	66	3508	2197	1247	7012	39.1	8.91
Ja 1951	749	1530	139	142	850	317	825	281	607	250	220	56	298	209	53	34	51	79	94	58	102	186	66	3508	2197	1247	7012	39.1	8.91
Ap 1951	749	1530	139	142	850	317	825	281	607	250	220	56	298	209	53	34	51	79	94	58	102	186	66	3508	2197	1247	7012	39.1	8.91
Ja 1952	749	1530	139	142	850	317	825	281	607	250	220	56	298	209	53	34	51	79	94	58	102	186	66	3508	2197	1247	7012	39.1	8.91
O 1952	749	1530	139	142	850	317	825	281	607	250	220	56	298	209	53	34	51	79	94	58	102	186	66	3508	2197	1247	7012	39.1	8.91
Ja 1953	749	1530	139	142	850	317	825	281	607	250	220	56	298	209	53	34	51	79	94	58	102	186	66	3508	2197	1247	7012	39.1	8.91
Ap 1953	749	1530	139	142	850	317	825	281	607	250	220	56	298	209	53	34	51	79	94	58	102	186	66	3508	2197	1247	7012	39.1	8.91
Ja 1954	749	1530	139	142	850	317	825	281	607	250	220	56	298	209	53	34	51	79	94	58	102	186	66	3508	2197	1247	7012	39.1	8.91
O 1954	749	1530	139	142	850	317	825	281	607	250	220	56	298	209	53	34	51	79	94	58	102	186	66	3508	2197	1247	7012	39.1	8.91
Ja 1955	749	1530	139	142	850	317	825	281	607	250	220	56	298	209	53	34	51	79	94	58	102	186	66	3508	2197	1247	7012	39.1	8.91
Ap 1955	749	1530	139	142	850	317	825	281	607	250	220	56	298	209	53	34	51	79	94	58	102	186	66	3508	2197	1247	7012	39.1	8.91
Ja 1956	749	1530	139	142	850	317	825	281	607	250	220	56	298	209	53	34	51	79	94	58	102	186	66	3508	2197	1247	7012	39.1	8.91
O 1956	749	1530	139	142	850	317	825	281	607	250	220	56	298	209	53	34	51	79	94	58	102	186	66	3508	2197	1247	7012	39.1	8.91
Ja 1957	749	1530	139	142	850	317	825	281	607	250	220	56	298	209	53	34	51	79	94	58	102	186	66	3508	2197	1247	7012	39.1	8.91
Ap 1957	749	1530	139	142	850	317	825	281	607	250	220	56	298	209	53	34	51	79	94	58	102	186	66	3508	2197	1247	7012	39.1	8.91
Ja 1958	749	1530	139	142	850	317	825	281	607	250	220	56	298	209	53	34	51	79	94	58	102	186	66	3508	2197	1247	7012	39.1	8.91
O 1958	749	1530	139	142	850	317	825	281	607	250	220	56	298	209	53	34	51	79	94	58	102	186	66	3508	2197	1247	7012	39.1	8.91
Ja 1959	749	1530	139	142	850	317	825	281	607	250	220	56	298	209	53	34	51	79	94	58	102	186	66	3508	2197	1247	7012	39.1	8.91
Ap 1959	749	1530	139	142	850	317	825	281	607	250	220	56	298	209	53	34	51	79	94	58	102	186	66	3508	2197	1247	7012	39.1	8.91
Ja 1960	749	1530	139	142	850	317	825	281	607	250	220	56	298	209	53	34	51	79	94	58	102	186	66	3508	2197	1247	7012	39.1	8.91
O 1960	749	1530	139	142	850	317	825	281	607	250	220	56	298	209	53	34	51	79	94	58	102	186	66	3508	2197	1247	7012	39.1	8.91
Ja 1961	749	1530	139	142	850	317	825	281	607	250	220	56	298	209	53	34	51	79	94	58	102	186	66	3508	2197	1247	7012	39.1	8.91
Ap 1961	749	1530	139	142	850	317	825	281	607	250	220	56	298	209	53	34	51	79	94	58	102	186	66	3508	2197	1247	7012	39.1	8.91
Ja 1962	749	1530	139	142	850	317	825	281	607	250	220	56	298	209	53	34	51	79	94	58	102	186	66	3508	2197	1247	7012	39.1	8.91
O 1962	749	1530	139	142	850	317	825	281	607	250	220	56	298	209	53	34	51	79	94	58	102	186	66	3508	2197	1247	7012	39.1	8.91
Ja 1963	749	15																											





FRONT ELEVATION



SIDE ELEVATION

(cont. from page 349)

60-inch Queen sink #457

One Knight Pedestal Lavatory 20 inches x 24 inches over all #224

One Colonial Vitreous China toilet with white ivoryette seat #344

One 60-inch bath tub #123

Hot Water Supply - Same as 6-room frame house.

Alternates - Same as 6-room frame house.

HEATING PLANT - The contractor shall install one forced circulation combination furnace (24 inches) and blower with automatic humidifier complete with necessary leads and returns made of 26-gauge galvanized steel. The contractor shall guarantee the heating plant to heat the entire living quarters of the house (including present unfinished attic space) to 70 degrees F. when the outside temperature is 0 degrees F., and wind velocity not in excess of 30 miles per hour, with not less than a 6-hour firing period.

ELECTRIC WIRING - Same as 6-room frame house.